

LEGAL DESCRIPTIONS

The legal description we develop will be incorporated into the recorded deed and as such it becomes the legal document that defines the Department's Property. Land descriptions can be separated into three categories*:

A. Type of Descriptions Non-PLS and -Lot & Block

Metes	to define by measure; perimeter traverse description "...thence South 154.26 feet..."
Bounds	to define by extent; adjoiners "...bounded on the east by Jones'..."
Mete and Bounds	combine measurements with adjoiners "...thence South 154.26 feet along Jones' westerly line..."
Proportional	define a part of a whole; could be linear or area, explicit or proportional "...the east 50 feet of Lot 7..." "...the southerly half of Lot 12..."

The legal descriptions of land may be divided into four sections*:

- 1) The caption cites the general locality, the map number or reference document, city, town, county or state, and other matters of general interest.
- 2) The body of the description includes the precise area being conveyed.
- 3) Qualifying clauses take away something included within the body of the description.
- 4) Augmenting clauses may give something in addition to what was conveyed in the body, such as an augmenting easement for ingress and egress.

The following are some of the aspects of the legal description that are frequently misunderstood.

TAX STATEMENTS*

The purpose of a tax statement is to identify the land being taxed. Often the tax assessor shortens a lengthy metes and bounds description, thus avoids paperwork, yet retains sufficient information to identify the land. Since tax statements and tax deeds are not complete deeds, they should not be used as a basis for a survey or a legal document, and should not be relied upon by surveyors as the primary source of a property description.

Legal Descriptions - continued

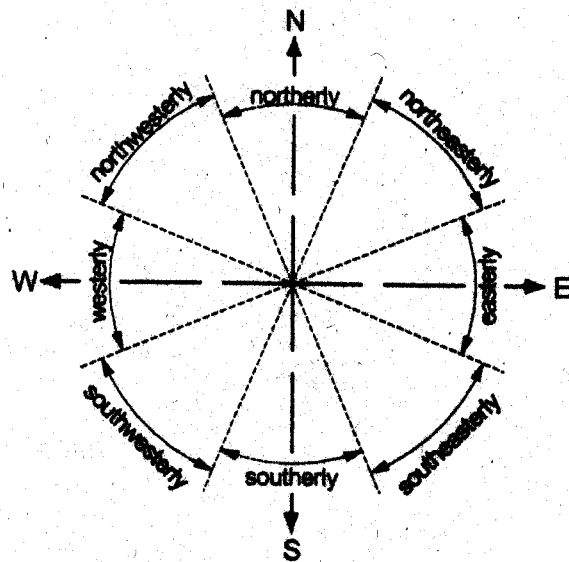
COMMENCING VS. POINT OF BEGINNING

Always commence descriptions from a US Public Land Survey Corner (in most cases a section corner) or other recorded monument, indicating the type of monument located there (aluminum, cast iron, etc.). The point of beginning is where we begin and then end the description, closing the traverse. The point of beginning may also be the point at which we commence the description. **Never** commence or begin a legal description from the Center of Section.

CALLS*

Calls are the expression of intent in the legal description -- for example: "along the easterly section line of Section 7," "to the existing southerly right-of-way line of USH 14," or "along the existing southerly right-of-way line of STH 113." This makes it more obvious to future users of the description what our intent was if they are confronted with conflicting information. It also makes it easier for our customers, who are not as familiar with the project, to follow along with the plat.

*ly directions fall in a range 22.5° on each side of the primary direction:



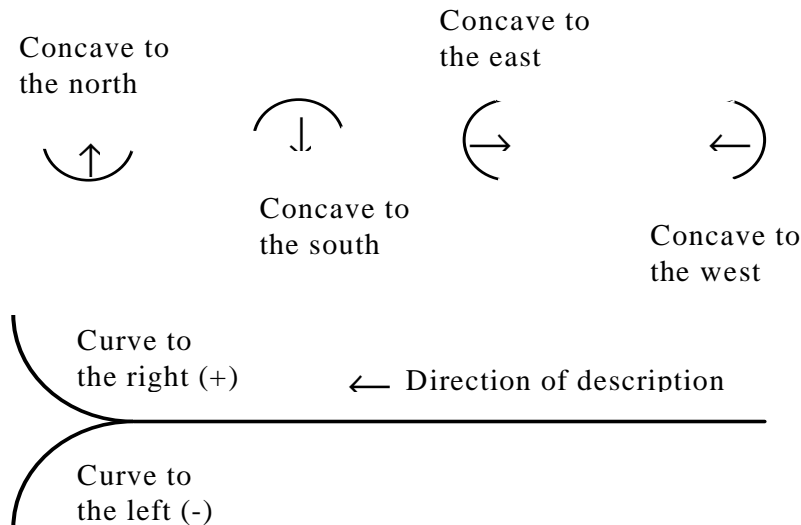
CURVES*

To define a curve in a description, at least two elements of the curve are needed, but at least three are normally given: radius, long chord, and length of curve. In addition (1) the relationship of the curve to the previous line, (2) the direction of the curve, and (3) the direction of travel of the curve

Legal Descriptions - continued

must also be stated. Rarely in metes and bounds descriptions are the middle ordinate, external, central angle (called delta, Δ), and tangent used.

The concave direction of a curve is defined by the direction of a line drawn from the midpoint of the arc of a curve to the center point of the circle of the curve; it may be defined as easterly, southerly, southeasterly, and so on. The direction of travel along a curve can be stated to the right or left, or by stating the direction as “southeasterly along the curve.”



BEARING & DISTANCE

Each individual bearing & distance mentioned in the description must be shown on the plat, even if the information is available to compute. (Keep in mind who will be the users of this plat -- they are not all technicians, specialists and engineers.) This will most likely involve using crossover distances, whose only purpose is to keep the envelope from exceeding our one-half mile limit. All bearings and distances shown on the plat are oriented to the highway, are presumed to be along a horizontal straight line and are independent of individual properties. When writing the descriptions, you will have to adjust some bearings in order to close your traverse (for example: N 90° W on the plat will become S 90° E in the description, because it is common practice for surveyors to prepare the direction of travel in a clockwise manner).

Legal Descriptions - continued

MONUMENTATION

Required at all PCs, PTs, PLEs, and at changes in bearing; however monumentation is not needed for curve PIs; unless the right-of-way changes bearing. Avoid monumenting property lines.

TEMPORARY INTERESTS (TI)

Reference a point in the fee description from which you can commence your TI description, for example Point "A." This will eliminate the necessity of commencing from a survey corner. Make sure that point "A" is graphically depicted on the plat. Temporary Interests need to have the purpose and extent of the disturbance/effect within the TI identified (i.e. slope intercepts within the TI's and discussion of the effects on the landscaping within the TI's).

CHECKING

Make sure a qualified person checks your description, and be sure to use the "*WRITTEN BY / CHECKED BY*" stamp after the final description has been typed. In the case of consultant projects the plat will not be signed until the Real Estate Section has approved the legal descriptions.

REVISIONS

All revisions to the plat should be reflected on the legal descriptions, and a revised description should be forwarded to the Real Estate Section for the recording process. Minor errors in the legal descriptions (errors that do not require changes to the plat) should be reviewed with the Project Manager and/or the Consultant and revised

*** Note:** Items marked with an asterisk (*) are from "Boundary Control and Legal Principles" Third Edition, Curtis M. Brown, Walter G. Robillard and Donald A. Wilson; John Wiley and Sons, Inc., 1986.

Access Control Recommended Verbage For Legal Descriptions

1. BALLS: 84.25 Statutory Control

Whenever the acquisition is along a highway, which is controlled under 84.25, **DO NOT** mention anything about access rights in the legal description.

If the project is on Relocation use the following:

“**No right of access** shall accrue between the right of way of the highway, currently designated as name of highway, and all of the remaining property of the owner.”

2. DIAMONDS: Access Acquired by Previous Project.

All access controlled by acquisition by a previous project moves with proposed Right of Way. Existing Access points must be reviewed for possible need changes. If so use whiskers.

3. WHISKERS: 84.09 Purchased Access Rights

Purchase All Access Rights

“Also acquired herein are all existing, future, or potential common law or statutory easements or **rights of access** between the right of way of the highway currently designated as name of highway (designation and number) or town road, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise; where the following described real estate abuts on said highway: (insert description of owners land holdings) from a point (distance) feet (direction of point (described point)), (direction) to said point (described point).”

To Restrict to CURRENT USE or Other USE:

Type above paragraph and then add applicable exception.....

- 1) Check Current Use (ex. – 1 single family residential use)
- 2) Check Current Zoning - restricted use must conform to current zoning. (Unless the use would not be compatible with the desires for the highway)
- 3) Be very specific. (Reference the side road name, the length, and the direction).
- 4) **ADD APPLICABLE EXCEPTIONS (see page 2)** (ex. – Special crossing)
- 5) Add the **86.07(2) paragraph*** (see page 2)

Access Control – continued

ADD APPLICABLE EXCEPTION(S) from page 2, if we are allowing them to keep any access point(s).

***86.07(2) paragraph**

“Except for (number) right of access to said highway from abutting lands on the (direction) side of the highway by means of (number) (type of access) pursuant to the provisions of Section 86.07(2), Wisconsin Statutes.”

Additional Exceptions

(This list is not intended to be all-inclusive.)

Special Crossings:

“Except the **right of access** by a “Special Crossing” across (name of highway) to be used solely for travel between severed parcels under the same ownership; such use shall cease and the crossing shall be removed if such parcels pass into separate ownership”

Agriculture Use Only:

“Except the **right of access** to (name of highway or town road), from abutting lands on the (direction) side of the highway by means of (number) access point(s) to be used for planting, maintaining, and harvesting crops only”

Residential Use Only:

Check current use and current zoning to make sure this restriction is in conformance.

“Except the **right of access** to (name of highway or town road), from abutting lands on the (direction) side of the highway by means of (number) access point(s) to be used for one single family (can be varied) residential use only”

Residential and Agriculture Use Only:

Check current use and current zoning to make sure this restriction is in conformance.

“Except the **right of access** to (name of highway or town road), from abutting lands on the (direction) side of the highway by means of (number) access point(s) to be used for one single family (can be varied) residential use and agriculture use only. Agricultural use is limited to planting, maintaining, and harvesting crops.”

For further clarification call the Central Office Access Management Coordinator @ 608-266-2372

LEGAL DESCRIPTION CHECKLIST

OPENING PARAGRAPH

- Describe to smallest sub-division available (usually quarter-quarter).
- Must reference all recorded CSM's, sub-division plats, etc. (State Statute 23.295).
- List only quarter-quarters in which there is land we are acquiring.
- Check Township and Range.

METES AND BOUNDS

- Proceeds from a point of beginning and travels in a clockwise direction around the parcel reciting monuments, directions, distances, and ends at the point of beginning. *
- Must commence from a US Public Land Survey Corner (N, S, E, W 1/4 corners are OK, center of section is not acceptable) or any other recorded monument.
- All distances and bearings must be shown on R/W plat.
- Envelope should not exceed 1/2 mile in length or cover more than one page of the plat (FDM 12-20-1).
- Acquisition area should agree with schedule of interest.
- If both fee and TI are being acquired, designated points should be used to shorten TI description.

ACCESS CONTROL & STANDARD CLAUSES

- Review Real Estate Program Manual 2-3-8 and FDM Chapter 7.
- Check quarter-quarters and distances against R/W plat.
- Must use proper Special Crossing language (see REPM 2-3-8).
- If buildings are being acquired on a partial acquisition; use special clause.
- If contaminated; use special clause (see REPM 2-3-2, attachment 8).

GENERAL

- All legals must be initialed by writer and checker. If they are not, send them back.
- Date written or revised should be in footer.
- Real Estate Negotiator must check each and every legal description.

* **Note:** Items marked with an asterisk (*) are from "Boundary Control and Legal Principles" Third Edition, Curtis M. Brown, Walter G. Robillard and Donald A. Wilson; John Wiley and Sons, Inc., 1986.

WORD PROCESSING FORMAT FOR LEGAL DESCRIPTIONS

There has been a change to the legal descriptions format; to be compatible with the real estate data system please send legal descriptions to the District in following format:

- Use IBM compatible PC - DOS - Word 7.0 or later software and provide a copy of this diskette or Compact Disc to the Department.
- Margins—Top, Left, Right = 1", Bottom = 0.4"; Full Justification; Font--CG Times 12 pt.
- Omit putting the project, parcel, etc. at the top of the page. The only thing needed at the top of the page is "**LEGAL DESCRIPTION**" (Center Justified). Then hard return to begin the description.
- Footer containing the hyphenated Project ID Number on the left margin, the date the document was prepared or revised (typed: Rev. 00/00/00) centered, and the parcel number flush right.
- If more than one page, center in the footer below the date the word Page ____ of ____.
- Use full justification for regular paragraphs with one line space between paragraphs.
- For sentences within the envelope, which are longer than one line, the first line should be flush with the left margin and indent three spaces for any additional lines.
- Each course within the legal description should start on its own line.
- Bold: **Fee Title, Access Rights, Permanent Limited Easement, Temporary Interest, Access Points, Acreage Acquired** and the paragraph "**This easement is to terminate upon the completion of the construction of this project**".
- Legal should be set up in order of importance:
 - Fee first in order of legal, and
 - P.L.E.
 - T.I.
 - Access Rights
- AP and/or A.P. should be written as Access Point(s).
- Degrees, Minutes & Seconds written 00°00'00" with no spaces or dashes between. Use the proper degree symbol found on the dropdown menu Insert/Symbol.

Word Processing Format For Legal Descriptions - continued

- C.S.M. (Certified Survey Map) can be abbreviated.
- Be certain a number inserted in legal, if feet, acres, rods, etc. is followed by the words feet, acres, rods, etc. as it applies.
- Write out Southwest, Northeast, Southeast, Northwest, instead of SW, NE, SE, NW.
- When ending and/or saving the legal description, use the project number with no dashes then a period then a parcel number (Example 13000421.031). The normal .doc extension should not be used, to accomplish this, put quotes around the filename and extension when saving the file. The path should be w:\share\Legals or save to a disk. Then notify the Real Estate Section.
- Complete the Written by: _____ and Checked by: _____ information.

All legal descriptions shall be proofed and checked for accuracy against the right-of-way plat **by the consultant** prior to delivery.

All title commitments, last deeds, and documented easements shall be provided to WisDOT by the Consultant for all projects on State Trunk, United States and Interstate Highways.

The project engineer will monitor consultant legals. Legals should be formatted correctly before given to the Real Estate Section. If not, legals are to be returned to consultant for proper formatting. (INSTRUCTIONS ON FORMATTING SHOULD BE INCLUDED WITH THE CONTRACT).

When making Corrections - PDS project engineer will take revisions/corrections to the Real Estate Section. If an error in a legal is found by the Real Estate Agent, R/E Program Assistants can also make corrections, but not until PDS Project Engineer has initialed copy of corrected legal. Project Engineer will make sure stick copy gets corrected and also that consultant (if any) get a copy of corrected legal.

LEGAL DESCRIPTION

Fee title for the owner's interest in land contained within the following described tract being part of Lot 1 of C.S.M. 777, Volume 7 of Certified Surveys, Page 300; in the Northeast 1/4 of the Northeast 1/4 of Section 22, T6N, R7E, Town of Springdale, Dane County, Wisconsin:

Commencing at an aluminum monument at the east quarter corner of said Section 22;
Thence N 00°01'44" E, 2415.84 feet along the east line of said Section 22;
Thence S 87°44'49" W, 102.73 feet;
Thence N 85°15'31" W, 254.58 feet to point "A" on the existing south right-of-way line of USH 18, also being the point of beginning;
Thence westerly 748.03 feet, along said south right-of-way line also being the arc of a curve concave to the north having a radius of 5814.58 feet (the chord bears N 88°34'03" W, 747.51 feet);
Thence S 47°12'22" W, 222.02 feet to the existing east right-of-way line of Beat Road;
Thence N 84°23'15" W, 66.24 feet to the existing west right-of-way line of Beat Road;
Thence N 41°03'43" W, 210.09 feet;
Thence N 76°46'40" W, 360.55 feet;
Thence N 40°07'39" E, 261.71 feet;
Thence S 86°55'41" E, 465.21 feet;
Thence S 79°06'37" E, 195.51 feet to the existing north right-of-way line of USH 18;
Thence S 89°41'20" E, 630.10 feet along said north line;
Thence S 02°14'58" E, 250.22 feet to the point of beginning.

Said parcel contains **1.72 acres** of land already in use for highway purposes and **0.31 acre** of additional land.

Also a **temporary limited easement** for slopes including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent the erosion of the soil. **This easement is to terminate upon completion of the construction of this project.**

Said easement consists of the following tract of land being part of Lot 1 of C.S.M. 777, Volume 7 of Certified Surveys, Page 300; located in the Northeast 1/4 of the Northeast 1/4 of Section 22, T6N, R7E, Town of Springdale, Dane County, Wisconsin:

Project I.D. 1234-56-78

(Date)
Page 1 of 2

Parcel 31

LEGAL DESCRIPTION

Commencing at point "A" as located in the above described traverse;
Thence westerly 251.51 feet, along the existing south right-of-way line of USH 18, also being the arc of a curve concave to the north having a radius of 5814.58 feet (the chord bears S 88°59'11" W, 251.50 feet), to the point of beginning of said tract;
Thence S 00°13'02" W, 53.00 feet;
Thence N 88°46'21" W, 205.24 feet;
Thence N 02°13'47" E, 53.00 feet to the existing south right-of-way line of USH 18;
Thence easterly 203.39 feet along said south right-of-way line also being the arc of a curve concave to the north having a radius of 5814.58 feet (the chord bears S 88°46'21" E, 203.38 feet) to the point of beginning.

Said tract contains **0.25 acres**.

Also acquired herein are all existing, future, or potential common law or statutory easements or **rights of direct access** between the right-of-way of the highway, currently designated as USH 18, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the following described real estate abuts on said highway:

That land of the owner in the Northeast 1/4 of the Northeast 1/4 of Section 22, T6N, R7E, lying Southerly of the above described lands for 300.00 feet as measured Easterly along USH 18 from its point of intersection with Beat Road and lying Easterly of the above described lands for 268.71 feet as measured Southerly along Beat Road from its point of intersection with USH 18. The right of one **access point** exists for the remainder of the abutting lands of the owner.

The above-described **access point** is pursuant to the provision of Section 86.07(2), Statutes.

(“WRITTEN BY / CHECKED BY”)
stamp

Project I.D. 1234-56-78

(Date)
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Parcel 31

LEGAL DESCRIPTION

A **temporary limited easement** for slopes and driveway including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent the erosion of the soil. **This easement is to terminate upon completion of construction of Project I.D. 1693-03-71.**

Said easement consists of the following tract of land being part of Lot 1 of C.S.M. 762, Volume 3, Page 309, in the Southwest 1/4 of Section 22, T6N, R8E, City of Verona, Dane County, Wisconsin:

The southeasterly 27 feet of the owner's interest in Lot 1 of C.S.M. 762, Volume 3, Page 309.

Said tract contains **0.4 acre**.

(“WRITTEN BY / CHECKED BY”)
stamp

Project I.D. 1693-03-71

(Date)

Parcel 4

LEGAL DESCRIPTION

Fee Title for the owner's interest in land contained within the following described tract of land being part of Certified Survey Map 1354, Volume 6 of Certified Surveys, Page 116 in the Southeast 1/4 of the Southeast 1/4 of Section 30, T13N, R9E, City of Portage, Columbia County, Wisconsin:

Commencing at an aluminum monument at the northeast quarter corner of said Section 31;
Thence S 89°12'21" W, 1272.11 feet along the north line of said Section 31 to a point on the existing east right-of-way of USH 51;
Thence S 0°40'12" E, 501.96 feet to the point of beginning;
Thence S 89°32'02" W, 100.00 feet to a point on the existing west right-of-way of USH 51;
Thence N 0°40'12" W, 1348.59 feet along said existing west right-of-way to a point on the existing south right-of-way of CTH "CX";
Thence S 66°02'26" E, 110.01 feet to a point on the existing east right-of-way of USH 51, also being Point "E";
Thence S 0°40'12" E, 1303.10 feet to the point of beginning.

Said tract contains **3740 square feet** of land.

Also a **temporary limited easement** for grading slopes, including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil. **This easement is to terminate on date the construction of this project is completed or December 31, 1994, whichever comes first.**

Said easement consists of that land of the owner's interest contained within the following described tracts being part of Certified Survey Map 1354, Volume 6 of Certified Surveys, Page 116 in the Southeast 1/4 of the Southeast 1/4 of Section 30, T13N, R9E, City of Portage, Columbia County, Wisconsin:

Commencing at Point "E" as located in the above described traverse;
Thence S 0°40'12" E, 151.85 feet along the existing east right-of-way of USH 51 to the point of beginning;
Thence N 89°19'48" E, 25.00 feet;
Thence S 0°40'12" E, 220.00 feet;
Thence S 89°19'48" W, 25.00 feet;
Thence N 0°40'12" W, 220.00 feet to the point of beginning.

Said easement contains **5500 square feet** of land.

(“WRITTEN BY / CHECKED BY”)

Project I.D. 6918-00-21

(Date)

stamp
Parcel 40

LEGAL DESCRIPTION

Fee title for the owner's interest in land contained within the following described tract being part of Lot 1 of Certified Survey Map 330, Volume 2 of Certified Surveys, Page 105, in the Southwest 1/4 of the Northeast 1/4 of Section 31, T13N, R9E, City of Portage, Columbia County, Wisconsin:

Commencing at a 2-inch iron post at the east quarter corner of said Section 31;
Thence S 89°17'12" W, 1270.02 feet along the east-west quarter line of said Section 31 to a point on the existing east right-of-way of USH 51;
Thence S 0°15'44" E, 599.23 feet along said east right-of-way to the point of beginning;
Thence N 0°15'44" W, 2563.63 feet to a point on the existing south right-of-way of Eastridge Drive;
Thence continuing N 0°15'44" W, 66.00 feet to a point on the existing north right-of-way of Eastridge Drive;
Thence continuing N 0°15'44" W along the existing east right-of-way of USH 51, 94.53 feet;
Thence S 89°32'02" W, 100.00 feet to a point on the existing west right-of-way of USH 51;
Thence S 0°15'44" E, 96.17 feet along said existing west right-of-way to a point on the existing north right-of-way of Northridge Drive;
Thence continuing S 0°15'44" E, 66.00 feet to a point on the existing south right-of-way of Northridge Drive;
Thence continuing S 0°15'44" E, 780.07 feet along the existing west right-of-way of USH 51;
Thence N 89°44'16" E, 17.00 feet along said existing west right-of-way;
Thence S 0°15'44" E, 291.00 feet along said existing west right-of-way;
Thence S 89°44'16" W, 17.00 feet along said existing west right-of-way;
Thence S 0°15'44" E, 62.29 feet along said existing west right-of-way to a point on the existing north right-of-way of Henry Drive;
Thence S 36°29'48" W, 83.00 feet to a point on the existing south right-of-way of Henry Drive;
Thence S 71°52'25" E, 52.34 feet to a point on the existing west right-of-way of USH 51, also being Point "D";
Thence S 0°15'44" E, 734.32 feet along said west right-of-way to a point on the existing north right-of-way of Collins Street;
Thence continuing S 0°15'44" E, 66.00 feet to a point on the existing south right-of-way of Collins Street;
Thence continuing S 0°15'44" E, 548.94 feet along the existing west right-of-way of USH 51;
Thence N 89°44'16" E, 100.00 feet to the point of beginning.

Said parcel contains **422 square feet**.

Project I.D. 6918-00-21

(Date)
Page 1 of 2

Parcel 37

LEGAL DESCRIPTION

Also a **temporary limited easement** for grading slopes, including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil. **This easement is to terminate on date the construction of this project is completed or December 31, 1994, whichever comes first.**

Said easement consists of that land of the owner's interest contained within the following described tract being part of Lot 1 of Certified Survey Map 330, Volume 2 of Certified Surveys, Page 105 in the Southwest 1/4 of the Northeast 1/4 of Section 31, T13N, R9E, City of Portage, Columbia County, Wisconsin:

Beginning at Point "D" as located in the above described traverse;
Thence S 0°15'44" E, 520.00 feet along the existing west right-of-way of USH 51;
Thence N 5°58'22" W, 150.75 feet;
Thence N 0°15'44" W, 100.00 feet;
Thence N 1°50'45" E, 271.85 feet;
Thence S 71°52'25" E, 5.27 feet to the point of beginning.

Said parcel contains **1629 square feet**.

(“WRITTEN BY / CHECKED BY”)
stamp

Project I.D. 6918-00-21

(Date)
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Parcel 37

LEGAL DESCRIPTION

A **permanent limited easement** for drainage, including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil.

Said easement consists of the following tract of land being part of Lot 1, C.S.M. 763, Volume 3, Page 238, located in the Northeast, Northwest 1/4(s) of the Northwest, Northeast 1/4 of Section 34, T10N, R8E, located in the City of Lodi, Columbia County, Wisconsin:

Commencing at a 1 1/2 inch iron pipe at the northeast corner of Section 34;
Thence S 89°03'48" W, 2237.01 feet along the east line of said Section to the existing south right-of-way line of STH 60;
Thence N 32°04'02" E, 66.14 feet to the existing north right-of-way line;
Thence N 53°48'48" E, 215.00 feet along said existing north right-of-way line;
Thence S 11°51'43" E, 72.50 feet to the existing south right-of-way line of STH 60;
Thence S 53°41'39" W, 83.92 feet along said existing south right-of-way line;
Thence westerly 81.08 feet, along said existing south line also being the arc of a curve concave to the north having a radius of 11492.16 feet, (the chord bears S 53°53'46" W, 81.08 feet);
Thence continuing westerly 320.08 feet, along said south line also being the arc of a curve concave to the north having a radius of 11492.16 feet, (the chord bears S 54°53'46" W, 320.02 feet) to the point of beginning;
Thence S 39°30'11" W, 77.50 feet;
Thence S 51°00'21" W, 58.70 feet;
Thence S 67°15'43" W, 148.91 feet to the existing south right-of-way line of STH 60;
Thence easterly 19.51 feet, along said south right-of-way line also being the arc of a curve concave to the north having a radius of 414.97 feet, (the chord bears N 57°57'35" E, 19.51 feet);
Thence N 56°36'45" E, 75.13 feet along said existing south line;
Thence easterly 109.02 feet, along said south right-of-way line also being the arc of a curve concave to the north having a radius of 11492.16 feet, (the chord bears N 56°20'27" E, 109.02 feet);
Thence continuing easterly 75.20 feet, along said south right-of-way line also being the arc of a curve concave to the north having a radius of 11492.16 feet, (the chord bears N 55°52'53" E, 75.19 feet) to the point of beginning.

Said tract contains **0.10 acre**.

(“WRITTEN BY / CHECKED BY”)

stamp

Project I.D. 5271-08-21

(Date)

Parcel 69